



COMMUNITY DEVELOPMENT DEPARTMENT, PLANNING DIVISION

17555 Peak Avenue Morgan Hill CA 95037 (408) 779-7247 Fax (408) 779-7236

ARCHITECTURAL REVIEW BOARD MEETING MINUTES

REGULAR MEETING

JANUARY 16, 2003

PRESENT: Fruit, Kennett, Martin, Pyle

ABSENT: None

LATE: None

STAFF: Senior Planner (SP) Linder, and Associate Planner (AP) Tolentino

REGULAR MEETING

Chair Kennett called the meeting to order at 7:00 p.m.

DECLARATION OF POSTING OF AGENDA

SP Linder certified that the meeting's agenda was duly noticed and posted in accordance with Government Code Section 54954.2.

OPPORTUNITY FOR PUBLIC COMMENT

Chair Kennett opened/closed the public hearing.

MINUTES:

**DECEMBER 5,
2002**

**BOARD MEMBERS FRUIT/MARTIN MOTIONED TO APPROVE
THE DECEMBER 5, 2003 MINUTES ON A VOTE OF 4-0 AS FOLLOWS:**

AYES: FRUIT, MARTIN, KENNETT, PYLE

NOES: NONE

ABSTAIN: NONE

ABSENT: NONE

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NEW BUSINESS:

1. **ZONING AMENDMENT, ZA-02-15: E. DUNNE-HQ:** Review Planned Unit Development PUD guidelines proposed for an existing and proposed commercial/office development located on 3.88 acres on the north side of E. Dunne Ave. between Condit Rd. and Murphy Ave.

BOARD MEMBERS OFFER THE FOLLOWING SUGGESTIONS AND COMMENTS REGARDING THE PROPOSED PUD GUIDELINES:

1. The existing oak tree should be indicated on the site plan.
2. Storm water detention should be addressed on the plans and discussed in the guidelines.
3. Provide interconnecting walkways between the existing and proposed development. Walkways should be incorporated as a design element and be consistent with handicap requirements.
4. Provide a general material and color palette for the development. Do not get too specific.
5. Provide language in the text that allows for a height exception for tower elements.
6. The guidelines should allow for a mix of pavement types.
7. The guideline language pertaining to gutters and downspouts, the wording "shall be" should be changed to preferred.
8. The expanded landscape palette is O.K. but a provision should be added requiring any new or revised landscaping coordinate with the existing planting.
9. Item no. 29 within the guidelines should be made an option, not mandatory.
10. It is not necessary to specify the type of required street tree. This will allow for the option to change in the future.
11. Uniform sign program should be provided within the guidelines but it is not necessary to specify an exact font style within the sign program.
12. It is not necessary to specify a particular architectural style. Delete reference to "Mediterranean". Proposed architectural styles should be complementary and compatible with the proposed building.
13. Add statement requiring any modifications to the existing buildings blend with the architecture on the proposed building.
14. Add statement requiring the use of high quality materials and lots of detailing which is supportive of the architecture. Provide graphic example within text.
15. Guidelines should stress important design factors such as articulation, varying roof heights high quality roof materials. Provide graphic examples within text.
16. Add graphics within the guidelines to illustrate requirements.
17. Add statement requiring articulation on all side of a building.
18. It is not necessary to specify a minimum roof overhang.
19. It is not necessary to specify a percent limitation on parapet walls.
20. Eliminate the term "two story" and insert numerical height limit.
21. Landscape guidelines should specify the grouping and staggering of trees. Avoid lining them up in a row.
22. Include illustrations of potential lighting fixtures (both building and site).
23. Do not specify a particular roof color. Add a statement requiring color palette to coordinate with roof color.
24. Use broad terms such as "natural" to specify colors and materials.
25. Olea europea and Photina are not considered broad leaf trees.

26. Live Oaks should be listed as a tree not an “accent tree”.
27. No new trees should be planted within the drip line of the existing oak tree. All planting around/under the oak should be given careful consideration.
28. It is not necessary to specify the size of tree at an entry. Type is more important.
29. Lantana should not be listed as a major ground cover.

THE BOARD REQUESTED THE REVISED GUIDELINES BE BROUGHT BACK FOR BOARD REVIEW PRIOR TO COMMISSION AND COUNCIL REVIEW.

2. **SITE REVIEW, SR-02-18: COCHRANE-IN-N-OUT BURGER/APPLEBEE’S:** The applicant is requesting Board review of the proposed commercial project, and requests comments on the site, landscape, and architectural plans. The proposed project includes the construction of a 3,253-sf drive-thru fast food restaurant with outdoor seating and a 5,096-sf sit-down restaurant.

BOARD MEMBERS OFFERED THE FOLLOWING SUGGESTIONS AND COMMENTS:

1. The proposed architecture needs to be of a higher quality and less franchise in appearance.
2. The tower elements on the proposed In/Out building are too tall. Prefer the proportions of the building built in Chandler.
3. It is not necessary to mimic the architecture or materials used on the adjacent buildings. Use high quality materials and details that are complementary to the existing buildings within the PUD.
4. Need to address the sea of parking at the front of the site. Move the Applebee’s building forward as recently done in Salinas.
5. The site plan is O.K as is, except transformer should be relocated
6. The encroachment into the 30 ft. landscape buffer O.K. if Cal Trans allows for landscaping to occur within their ROW and In/Out Burger signs written agreement to maintain the landscaping within the Cal Trans ROW.
7. The type of parking lot trees proposed will grow too large and the canopies will overlap. Need to select a smaller canopy trees that will not obscure the view of the buildings. Suggest using Red Oak trees within the parking lot and use structural soil in all tree planter areas.

OTHER BUSINESS:

3. **REVIEW OF THE PRELIMINARY DRAFT OF THE ARCHITECTURAL REVIEW HANDBOOK:**

BOARD MEMBERS AGREED TO HOLD A WORKSHOP ON JANUARY 30, AT 4:30 TO REVIEW THE PRELIMINARY HANDBOOK.

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ANNOUNCEMENTS: CHAIR KENNETT ANNOUNCED THAT SHE WOULD NEED TO LEAVE EARLY AT THE FEBRUARY 6 MEETING AND ASKED IF THE MEETING COULD BE MOVED UP TO 5:00 TO ALLOW HER TO PARTICIPATE. BOARD MEMBERS FRUIT, MARTIN AND PYLE AGREED TO A 5:00 START FOR THE FEBRUARY 6 MEETING.

ADJOURNMENT: There being no further business, Chair Kennett adjourned the meeting at 9:30 p.m.

MINUTES PREPARED BY:

TERRY LINDER

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